

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Dec 27 08:52 AM NC Rev Stamp: \$ 1180.00
Book: 8335 Page: 691 Fee: \$ 26.00
Instrument Number: 2017045229
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,180.00
Tax Map No.

Recording Time, Book and Page
Parcel Identifier No. 135689

Instrument Prepared By: Maitland Law Firm, without benefit of title examination for Grantor.

Mail after recording to: Grantee @ 100 Floral Drive Chapel Hill, NC 27516

THIS DEED, made December 21, 2017 by and between

GRANTOR

Camrud-Pfeil, LLC

GRANTEE

Bull City Management, LLC, a North Carolina Limited Liability Company
Property Address: 1201 Woodcroft Parkway
Durham, NC 27713

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

See Exhibit A Attached.

submitted electronically by "Maitland Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property hereinabove described was acquired by instrument recorded in Book 4654, Page 98, Durham County Registry.

THE PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable, and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein conveyed is subject to the following exceptions:

- Subject to 2017 ad valorem taxes, and all easements, conditions and restrictions of record, if any

IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

Camrud-Pfeil, LLC

BY: 
Tom Pfeil, Partner

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Tom Pfeil as Partner of Camrud-Pfeil, LLC.

Witness my hand and official stamp or seal this 21st day of December, 2017.

Michele L. English
Michele L. English
Notary Public

My commission expires: 01/18/2021

(Notary Seal)

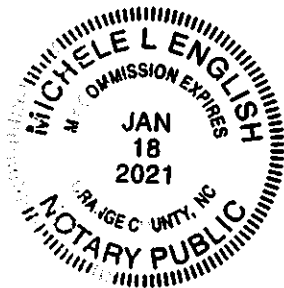


EXHIBIT A

Our File Reference: 17 BULL CITY PURCH

LEGAL DESCRIPTION

BEING ALL OF THAT PARCEL OF LAND KNOWN AS THE RECEPTION CENTER OF WOODCROFT DEVELOPMENT, AS SHOWN ON THE PLAT AND SURVEY THEREOF BY S.D. PUCKETT AND ASSOCIATES, INC. FOR R. CHRISTOPHER HUNTER AND WIFE, MARY RAE HUNTER, RECORDED IN PLAT BOOK 133, PAGE 53, DURHAM COUNTY REGISTRY TO WHICH REFERENCE IS HEREBY MADE FOR A GREATER CERTAINTY OF DESCRIPTION.

THERE IS ALSO GRANTED HERewith A NON-EXCLUSIVE RIGHT AND EASEMENT INGRESS, EGRESS AND REGRESS, AND FOR USE OF A PARKING AREA OWNED BY THE GRANTOR HEREIN LOCATED ON PROPERTY HEREINAFTER DESCRIBED AS FOLLOWS:

Beginning at a point on the southern right-of-way Woodcroft Parkway (70' public right-of-way), said point having NCGrid Co-ordinates of N=790,410.095 and E=2,014,697.504 (NAD '83) and being a corner of common to Camrud-Pfeil, LLC (PIN 0719-03-40-6317) and Woodcroft Swim and Tennis Club, Inc.; thence, with said southern right-of-way, with the arc of a curve to the left having a radius of 1221.23' (chord S 82°00'59" E 40.92') for a length of 40.92' to a point; thence, leaving said southern right-of-way and within the property of said Woodcroft the following twenty three calls: S 09°48'44" W 38.60' to a point, S 34°01'30" E 35.33' to a point, S 83°44'18" E 27.91' to a point, S 12°15'38" E 52.34' to a point, with the arc of a curve to the right having a radius of 122.35' (chord S 18°08'17" W 121.37') for a length of 126.99' to a point, N 37°19'59" W 11.39' to a point, N 87°07'07" W 6.23' to a point, S 53°06'07" W 31.44' to a point, S 59°33'38" W 17.66' to a point, S 19°13'27" W 5.87' to a point, S 19°10'42" E 16.25' to a point, with the arc of a curve to the left having a radius of 70.94' (chord S 85°28'02" E 51.42') for a length of 52.62' to a point, S 13°39'40" E 42.99' to a point, with the arc of a curve to the right having a radius of 218.72' (chord S 86°37'11" W 97.37') for a length of 98.19' to a point, N 01°32'42" E 46.19' to a point, N 35°17'05" W 12.42' to a point, N 88°51'59" W 12.63' to a point, N 10°06'47" W 115.96' to a point, with the arc of a curve to the right having a radius of 112.50' (chord N 00°18'21" E 46.23') for a length of 46.56' to a point, N 28°45'58" E 66.59' to a point, S 43°41'15" E 24.05' to a point, N 24°50'41" E 34.36' to a point and N 09°10'37" E 44.91' to the point or place of beginning containing 0.822 acres more or less as shown on the Easement Exhibit Map by Riley Surveying, PA dated August 3, 2016 and recorded with the Register of Deeds in Durham County at Book 7995 Pages 108-109.